

# **Weare Open Space Committee**

## **Minutes**

### **July 26, 2005**

In attendance were: Andrea Alderman, Steve Najjar, George Malette, Paul Kosciuzek, Andy Fulton, John Ciampi, and Peter Spragg.

Steve called the meeting to order at 7:10 PM.

**The minutes** of the previous OSC meeting were reviewed. The following changes were noted. In section #1, 9<sup>th</sup> line down, insert lot # 16 in place of the question mark. And also in section #1, 2<sup>nd</sup> line up from bottom, remove the question mark after the name *Devough*. Andrea made motion to accept the previous minutes as amended, and Paul 2<sup>nd</sup>. All voted to accept, and the motion carries.

**Bolton Property:** Andrea made motion to enter into a non-public session, pursuant to RSA 91 A:3IIe to discuss the Bolton property. Andy 2<sup>nd</sup> the motion. All members voted in the affirmative, the motion carries, and the meeting went into non public session at 7:25 PM. Present at this session were the above members. The result of this session was to make an offer to Frank of a determined sum which would include fees and closing costs for all parties. The motion was tabled by Andy, with Andrea 2<sup>nd</sup>ing. A vote tally was taken in which all voted in the affirmative, and the motion carried.

#### **Other Land Protection Tracts:**

- ✓ *Rod Wilson* – This contact is still on hold, nothing further has transpired, and there are no new contacts.
- ✓ *Chipmunk Falls* – Diligence on these contacts is in progress, and Andrea has maintained contact information.
- ✓ *Oliphant* – The scheduled site walk on this property was cancelled due to unfavorable weather conditions, and the designated liaisons, Mike and Sandy, are on vacation. An alternate site walk date has not been scheduled due to conflicts of interest; however, a rescheduled rendezvous will occur as expeditiously as possible.
- ✓ *Dick Lyons* – Steve will reconnect with him in order to determine his future land use plans for this property.
- ✓ *South Weare* – An 80 acre parcel has come to the attention of the OSC, with a price tag of \$300K. Andrea volunteered to contact the real estate office for further background information.

**Cluster Regulations** – Steve regards the cluster regulations to be in need of revision, and he used the Duck Pond Subdivision as an example. Steve asked the members to reflect on how these regulations can be improved. Steve feels that a cluster should leave something of conservation value. He added that wetlands and steep slopes are not included in calculating the open space section. George mentioned that anyone can add their viewpoint and have it included in the regulations. Steve suggested conducting a future session to craft a revised form of

the regs which would outline a more environmentally sound cluster development. Examples could come from other towns, and extracted from research done by the members. George stated that the Duck Pond Cluster can be used as a learning experience. Steve added that the wording of the current cluster regulations needs to be changed if the open space land is to serve any benefit to wildlife and environmental atmosphere in general. He also mentioned that the town of Lee has established a viable cluster ordinance.

**Adjournment** – Steve made motion to adjourn and Andrea 2<sup>nd</sup>. All voted in the affirmative. With no further business to conduct, Steve adjourned the meeting at 9:20 PM.

Submitted As a True Record,

John Ciampi

cc: Tina Pelletier  
Commission Files  
Town Clerk  
BOS